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7/28/93

UNITED STATES
ENVIRONMENTAL PROTECTION AGENCY
INITIAL POLLUTION REPORT

I. HEADING

DATE: August 28, 1998

SUBJECT: Celotex, Wilmington, Will County, Illinois

FROM: Steve Faryan, OSC, U.S. EPA, Region 5, EERB

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POLREP #: POLREP #1 Initial

II. BACKGROUND

Site: Celotex
Site No.: B524
Delivery Order No: Not Available
CERCLIS No: Not Available
Response Authority: CERCLA
NPL Status: Non-NPL
Start Date: August 25, 1998
Status of Action Memorandum: Signed

III. SITE DESCRIPTION

The Celotex site is located at the northwest corner of Water Street and Chicago Street in Wilmington, Will County, Illinois. The site is bordered on the north by Forked Creek, on the west by the Kankakee River, on the south by Chicago Street, and to the east by Kankakee Street and industrial facilities. The site is partially surrounded by chain-linked fence, but public access is possible through the fence, many holes in the exterior of the building, and the facility gate is not secured.

The Celotex facility was constructed in the late 1950s, and was used for production of roofing materials and as a paper mill. Celotex ceased operations in the early 1980s and has been acquired by Will County due to the nonpayment of property taxes in June 1997. The site,

comprising approximately 6 acres, contains five steel buildings and two concrete, aboveground wastewater clarifiers. The buildings are in poor condition. Building 1 has been used by the City of Wilmington for equipment storage, and currently has approximately twenty-five 55-gallon drums stored inside. Buildings 2, 3, and 4 contain miscellaneous debris, including insulation suspected of containing asbestos. Building 5 is used for storage by a trucking firm. A landfill containing asphalt materials used by the Celotex corporation, is located in the northwest section of the site, adjacent to the Kankakee River. Another landfill of approximately 40 acres, exists north of Forked Creek.

On September 26, 1997, the U.S. EPA and E & E START contractor performed a site assessment at the Celotex site. Seventeen of the 25 drums in Building 1 were sampled, and 4 samples were collected of insulation suspected to contain asbestos. On December 11, 1997, 3 samples of the tar in the landfill and two additional asbestos samples were collected. Seven of the drums samples had pH of greater than 12.5, and three of the drum samples had flash points of less than 140°F. Four of the six insulation samples were positive for asbestos (chrysotile).

IV. RESPONSE INFORMATION

A. Status of Actions

On August 25, 1998, Environmental Quality Management, Inc. (EQM) mobilized to the Celotex site to accompany OSC Steve Faryan on a walk through of the site. An initial asbestos survey had underestimated the total amount of asbestos present in the three buildings being focused on during the removal action: Building #1, Building #2, and Building #3, an additional survey was performed to determine a more accurate estimate. Arrangements were made to obtain phone, electric, and water services; as well as obtaining a site trailer and a storage van to secure equipment. Contact was established with the Mayor of Wilmington, the Police Chief, and the Fire Chief to inform them of site activities.

On Wednesday, August 26, 1998, EQM subcontractor, Environmental Restoration, LLC mobilized to the Celotex site to begin set up of the site and preparation of the decontamination areas before the start of site work. Asbestos removal equipment as well as a Bobcat was mobilized from another job site to be used at Celotex. During the crew walk through a staircase was located behind a tank that led to a series of raceways/tunnels underneath the main floor of Building #1. Additional tar waste was located as well as a 9 foot deep storage tank both of which will be sampled in the coming days. The crew began to stage drums and 5-gallon pails on the loading dock in Building #1. Tar on the concrete drive was also covered with grit material to prevent its spread off site during hot weather. In speaking with the Mayor and a Wilmington Free Press reporter, OSC Faryan learned that the primary ingredient in the shingles made by Celotex was asbestos and that it was brought in by rail car along Chicago Street. OSC Faryan requested more asbestos samples by taken inside Building #1 on the main floor and in the raceways/tunnels, along the railroad tracks, and the shingles along Forked Creek and the Kankakee River. The samples were shipped to EMSL Analytical Labs in Indianapolis, Indiana.

On Thursday, August 27, drums were continued to be gathered to be placed on the loading dock of Building #1. The loading dock was cleaned so that hazard categorization of the drums could occur. The area where the trailer was to placed was also cleaned to provide access to phone and electrical hookups. The decontamination area to be used for asbestos abatement was finished today.

On August 28, 1998, six additional drums were found in a building (designated Building #4) located at the entrance to the Celotex property. These drums as well two additional drums found along the Kankakee

River will be staged in Building #1. All drums were numbered and hazard categorized for disposal.

B. Next Steps

Stage and sample drums. Sample asbestos in the basement. Disposal for the empty drums and full drums will be arranged next week as well as roll-off boxes for site refuse and asbestos disposal will be obtained and utilized. Asbestos abatement will begin next week based on the initial findings of the site assessment.

C. Key Issues

All site waste at this time will be stored in bags and inside the loading dock until a proper disposal container can be obtained. A fourth laborer may be required to assist with the asbestos abatement if the samples shipped for analysis are confirmed to be asbestos-containing material (ACM). ER and/or EQM will provide ambient air monitoring and personal air monitoring for asbestos during abatement.

U.S. EPA will not be removing all of the asbestos from the basement of the Celotex plant. Only the loose asbestos on the floor and some of the pipes can be abated. Al l of the asbestos found in the basement will not be abated since it is non-friable due to it being mixed in with an asphalt like material. If the building is demolished at a later date than the demolition debris will most likely be filled in the basement and capped with clean soil. This would contain the asphalt and asbestos within the concrete walls and floor of the basement.

V. COST INFORMATION

ERRS

Current D.O. Ceiling	$53,086
Cost Through 8/25	$4,666

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START

TDD Ceiling	$10,000
Cost Through 8/28	$2,700
Dollars Remaining	$7,300

EPA

Costs Through 8/28	$1,500

The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on final payments made to any contractor. Other financial data, which the OSC must rely upon, may not be entirely up to date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.